

# CITY of WOODSTOCK

## Application for Public Hearing

**Important Notes:**

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Lorraine WynnPhone: 678-235-3635**Applicant's Information:**Name: Teresa CurryAddress: 260 Peachtree Street, Suite 900Phone: 678-235-3624City, State, Zip: Atlanta, GA 30303Fax: 404-841-7887**Property Owner's Information:**☐ same as aboveName: McDonald's USA, LLCAddress: One Glenlake Parkway, Suite 500Phone: 770-698-7498City, State, Zip: Atlanta, GA 30328

Fax: \_\_\_\_\_

**Requested Public Hearing (check all that apply):**☐ Annexation☐ Comprehensive Plan Amendment☐ Rezoning☐ Other: \_\_\_\_\_☒ Variance**STAFF USE ONLY:**Case: ✓ #108-12Received by: PATTI HARTFee Paid: \$ 700.00 CK# 174386Date: 12.7.12**PUBLIC HEARING SCHEDULE:**Public Input Meeting: January 2, latestPlanning Commission: February 7, @ 7:00 PMBoard of Appeals: N/ACity Council: February 25 @ 7:00 PMOther: DPC January 9 @ 11:00 AM

**Property Information:**

Location: 9961 Highway 92, Woodstock, GA 30188

Parcel Identification Number(s) (PIN): 15-1212-0029 Total Acreage: 1.17 Acres

Existing Zoning of Property: DT-CMU Future Development Map Designation: \_\_\_\_\_

Adjacent Zonings: North DT-CMU South DT-CMU East N/A West N/A

Applicant's Request (Itemize the Proposal):

McDonald's is requesting to be exempt from the Code Compliance Certificate (CCC) requirements and to construct a side by side drive thru with a second ±40 s.f. menuboard

Proposed Use(s) of Property:

The property will continue to be used as a McDonald's Restaurant.

**Infrastructure Information:**

Is water available to this site? ☒ Yes ☐ No Jurisdiction: City of Woodstock

How is sewage from this site to be managed?

The sewage will be managed by the use of the city sewer system.

Will this proposal result in an increase in school enrollment? ☐ Yes ☒ No

If yes, what is the projected increase? \_\_\_\_\_ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

**Traffic Generation:**

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

Existing store to remain. Traffic patterns will not be changed.

What is the estimated number of trips generated? \_\_\_\_\_ trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome		9.57	
220	Apartment		6.63	
* A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.				

**Authorization:**

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled dates, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Teresa Curry, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 30 day of November, 2012.

Print Name Teresa Curry

December 4, 2012

City of Woodstock  
12453 Hwy 92  
Woodstock, GA 30188

Attn: Brian Stockton, City Planner

RE: Variance – McDonald's @ 9961 Hwy 92, Woodstock, GA 30188

Dear Mr. Stockton,

On behalf of our client, McDonald's Corporation, please accept this letter requesting a variance from the Code Compliance Certificate requirements of your City Code for the existing McDonald's restaurant located at 9961 Hwy 92 and to allow for a second 40 SF menuboard with the construction of a side x side drive thru.

Per City ordinance, a Code Compliance Certificate (CCC) shall be required prior to application for any building permit for any exterior and building façade additions, improvements, or renovations within any subarea of the downtown district. McDonald's is in the process of updating all of their existing stores to be more consistent with their new branding elements, i.e. the removal of the mansard roofs, incorporation of a more neutral color palette, etc... Incorporation of the required elements of the CCC would not make these renovations possible.

There is an existing McDonald's that currently operates on the subject parcel that was constructed prior to the enactment of this Code. Therefore building and site design did not take into account these restrictions and now it is too late to accommodate them. For instance, consistency with the CCC requires that a site provide 20% open space and no parking between the building and a public street. We are bordered on two sides by public streets and currently have less than 20% open space. Loss of parking and creation of open space would hinder our ability to function as a restaurant. Since the site is bordered on the other two sides by private drives there is no room for expansion. In addition, GDOT has acquired right-of-way that has further reduced the size of the parcel.

Since this is an existing use; we will not be granted special privileges but merely be allowed to keep what exists today. Relief from the requirements of the CCC is necessary in order for this project to proceed.

We feel that our proposed renovations are in spirit with the intent of the Code; providing for a building that is more historical. The proposed renovations are harmonious with the surrounding properties that include a Burger King, O 'Charley's and Dairy Queen. In addition, it will provide the City of Woodstock with a newly renovated building; which operates more efficiently with the construction of a side x side drive thru. Since 65% of their business is drive thru, installation of a second order point relieves stacking of vehicles around the building and out onto the roadways; creating a safer environment for the customer.

Thank you for your time and consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Teresa M. Curry". The signature is fluid and cursive, with the first name "Teresa" being more prominent.

Teresa M. Curry, P.E.  
Project Manager